113.0	0001	0023.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	837,100	/	837,100
USE VALUE:	837,100	/	837,100
ASSESSED:	837,100	/	837,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALMAS DANIEL M/EMILY Z
Owner 2:	
Owner 3:	
Street 1:	49 HUNTINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GALLAGHER HELEN M -
Owner 2:	-
Street 1:	49 HUNTINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,302 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1947, having primarily Vinyl Exterior and 2025 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6302.000	410,800		426,300	837,100
Total Card	0.145	410,800		426,300	837,100
Total Parcel	0.145	410,800		426,300	837,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.38 | /Parcel: 413.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 71727
GIS Ref:
GIS Ref:
Insp Date: 05/28/20

!8727!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0001-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	207,700	0	6,302.	426,300	634,000	634,000	Year End Roll	12/18/2019
2019	101	FV	178,500	0	6,302.	420,300	598,800	598,800	Year End Roll	1/3/2019
2018	101	FV	181,800	0	6,302.	322,800	504,600	504,600	Year End Roll	12/20/2017
2017	101	FV	181,800	0	6,302.	304,500	486,300	486,300	Year End Roll	1/3/2017
2016	101	FV	181,800	0	6,302.	280,200	462,000	462,000	Year End	1/4/2016
2015	101	FV	174,200	0	6,302.	261,900	436,100	436,100	Year End Roll	12/11/2014
2014	101	FV	174,200	0	6,302.	241,200	415,400	415,400	Year End Roll	12/16/2013
2013	101	FV	174,200	0	6,302.	241,200	415,400	415,400		12/13/2012

PRINT

Date	Time
12/10/20	23:16:17

LAST REV

Date	Time
11/12/20	14:41:02

danam

PAT ACCT. 8727

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLAGHER HELEN	1319-72		5/2/2006		415,000	No	No		
GALLAGHER HELEN	1285-79		8/2/2004	Family	1	No	No		
GALLAGHER ELAIN	1213-155		11/8/1999	Convenience		No	No		
	106-8 5		3/1/1990		100	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2020	1131	Shed	5,000	C				
9/24/2019	1490		22,500					
6/25/2019	942	Addition	330,000					2 stry add+reno ki

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2020	Info At Door	PT	Paul T
5/28/2020	Measured	PT	Paul T
9/29/2018	Inspected	BS	Barbara S
9/7/2018	MEAS&NOTICE	CC	Chris C
2/28/2009	Measured	372	PATRIOT
11/19/2006	MLS	HC	Helen Chinal
3/30/2000	Inspected	264	PATRIOT
2/3/2000	Measured	263	PATRIOT
9/2/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	71727
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6302		Sq. Ft.	Site		0	70.	0.97	6									426,344						426,300	

Total AC/HA:	0.14467	Total SF/SM:	6302	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	426,344	Spl Credit		Total:	426,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16851854
Const Adj.:	0.99989998
Adj $ / SQ:	157.734
Other Features:	110211
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	460531
Depreciation:	49737
Depreciated Total:	410794

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

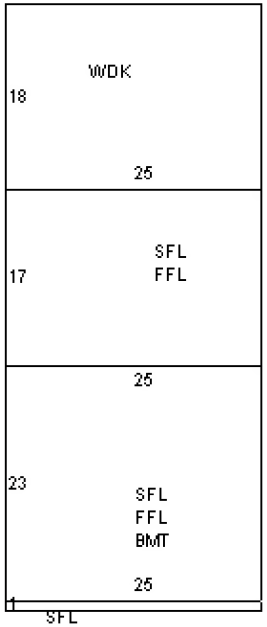
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	157.73
Special Features:	0	Val/Su Net:	134.69
Final Total:	410800	Val/Su SzAd	202.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,025	157.730	161,678
FFL	First Floor	1,000	157.730	157,734
BMT	Basement	575	47.320	27,209
WDK	Deck	450	8.220	3,700

Net Sketched Area:	3,050		Total:	350,321	
Size Ad	2025	Gross Are	3050	FinArea	2025

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0001-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc